

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman
Ralph J. Wirth, Vice Chairman**

**Board Meeting
October 4, 2005, 2005
10:00 am**

Minutes

Board Members Attending:

Floyd Van Cook
Jo Gawthrop
William David Bramble
Ralph J. Wirth

Ray Sandbek
Linda L. Swearingen
David Michael Green
William Joseph Welty, Sr.

Staff Attending:

Terry M. Slade, Director BCE
David Reichert, General Council

Rose Baker, Staff Assistant
Dawna King, Admin. Specialist III

Guest Attending:

Lorri Keeney, Inspecthomes4u
Steve Keeney, Inspecthomes4u

Meeting Called to Order, Ratifying of Minutes

Mr. Van Cook called the meeting to order. David Reichert, General Council made it known that the members needed to ratify the minutes of the last meeting. Mr. Bramble made the motion to ratify all action of the last meeting. Mr. Green wanted to discuss further the Standards of Practice Contracts. Mr. Wirth made an amendment to the motion to strike the Standards of Practice Contract from last meeting and discuss in future business. Mr. Bramble seconded motion. Motion carried, all concurred. Motion carried and all concurred to ratify the minutes of last meeting. Mr. Wirth made motion to change the Code of Ethics to say KY Board of Home Inspectors Code of Ethics. Ms. Jo Gawthrop seconded motion. Motion carried, all concurred.

New Business

Mr. Green went over his Proposed Kentucky Licensed Home Inspector Pre-License Requirements. Apprenticeship was discussed for the applicant. Mr. Green suggested that different levels of licensing are needed for applicants. Mr. Bramble discussed his experience with apprenticeship in the appraisal field. Mr. Green suggested field training for applicants. Mr. Wirth disagreed with Mr. Green's proposal and discussed that the different levels of licensing would confuse the public and this would not work for the KY Home Inspectors. Mr. Wirth suggested that either you are a licensed home inspector or you are not.

Application Form: Discussed changes to be made to the application form. Members went over the application and discussed what changes would occur to the application. Mr. Green made motion that the board require applicant obtain a police background check for felony convictions as part of the application process. Mr. Bramble seconded motion. Motion carried, all concurred. Mr. Wirth made motion move questions numbers 1 and 2 and combined them under Other State Licensure/Certification/Registration/Permit Section and then lists other state licensure. Jo Gawthrop seconded motion. Motion carried, all concurred. Jo Gawthrop made motion that Numbers 3 and 4 will change to number 1 and 2 on page two of application. Mr. Wirth seconded motion. Motion carried, all concurred. Mr. Green made motion that in lieu of the listing Log of Inspections, applicants should provide a computerized form with same information to be attached with the signed and dated log of inspections. Mr. Bramble seconded motion. Motion carried, all concurred. Mr. Wirth made motion to that the board develops reciprocity agreements with bordering states and also other states on a case by case basis. Jo Gawthrop seconded the motion. Motion carried, all concurred.

Kentucky Board Code of Ethics form discussed. Rose Baker, Staff Assistant will revise form with corrections. Mr. Wirth made motion for corrected form be adopted by board. Mr. Bramble seconded motion. Motion carried, all concurred.

Kentucky Board of Home Inspectors Letterhead was discussed. Members went over the examples of letterhead. Form number four was chosen. Letterhead would include Governor Ernie Fletcher's name on left upper corner and Secretary LaJuana S. Wilcher's name right upper corner, State seal in the center, wording: Line 1: Environmental Public Protection Cabinet; Line 2: Office of Housing, Buildings and Construction; Line 3: Kentucky Board of Home Inspectors; Line 4: 101 Sea Hero Road, Suite 100; Line 5: Frankfort, Kentucky 40601-5405; Line 6: website address; Line 7: Phone Numbers 502-573-0373 Fax: 502-573-1059.

Pre-Licensing Education Requirements discussed: Members came up with two plans for applicants: Plan "A": Applicants are required to have 64 hours of classroom training as well as 64 hours of field training, 50% of training can be done in lab training and 50% in field training. Plan "B": Applicants are required to have 64 hours of classroom training along with the 64 hours of field training/lab training, applicant must have 100 inspections under direct supervision of a Kentucky licensed inspector. Mr. Green made motion that the board adopt Plan "A". Ms. Jo Gawthrop seconded motion. Motion carried, all concurred. Ms. Linda Swearingen made motion that the 64 hours of field training for applicants will include 100 inspections under direct supervision of a Kentucky licensed inspector licensed. Mr. Wirth seconded the motion. Motion carried, all concurred. Ray Sandbek discussed continuing education to include 3 hours of a Law and Ethics Class and 3 hours of Core Class. Mr. Wirth made motion that applicant must pass exam approved by this board upon completion of Plan "A" or Plan "B". Mr. Green seconded motion. Motion carried, all concurred. Mr. Wirth made motion that board require the discontinuing of continuing education for first year of licensure then continuing education kicks in for the two year renewal. Motion seconded by Jo Gawthrop. Motion carried, all concurred.

Adjournment

Motion made by Mr. Wirth that meeting was adjourned. Motion seconded by Mr. Green. Motion carried, all concurred.

Next meeting is scheduled for October 17, 2005 at 10:00 a.m. in the Conference Room at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.